

MASS APPRAISAL REPORT

OVERALL SUMMARY

2007 Condominium Revalue

PHYSICAL INSPECTION AREAS

The West Crew physically inspected and revalued approximately 13,192 condominium living units in 3 geographic areas for the 2007 assessment year. Geographic areas that include specific neighborhoods located in and around Capitol Hill, South King County and South Seattle areas were inspected. A more detailed area description is provided in the Executive Summary Report for each of the 3 physically inspected areas.

ANNUAL UPDATE AREAS

The West Crew statistically updated approximately 62,440 condominium living units in 7 geographic areas for the 2007 assessment year. These 7 areas include all neighborhoods in King County not among the physically inspected areas. A more detailed area description is provided in the Executive Summary Report for each of the statistically updated areas.

VALUATION DISCUSSION

Condominium demand and growth have continued to increase at a steady rate throughout the county with high demand for units in or near the city of Seattle. Market value increases county-wide have been steady between 8.49 to 20% depending on the neighborhood. New development continues to increase where land is available and apartment conversions are high in more developed areas.

Condominium sales recorded in King County during the 36 month period ranging from January 1st, 2004 to December 31st, 2006 were analyzed and assessed values were adjusted where it was deemed appropriate. Both regression analysis and characteristics-based adjustments were used to develop valuation models for each of the 8 areas. In the physically inspected areas, an appraiser reviewed the model-generated values and made the final value selection for all parcels in the area. Annually updated areas were valued based on model-generated values and adjusted as deemed appropriate by an appraiser.

To evaluate the results of the 2007 value selections, a ratio study was conducted using condominium sales recorded in King County during the three-year period ranging from January 1st, 2004 to December 31st, 2006. The ratio studies, which calculated assessment levels and measured uniformity, are presented in the “Ratios Before” and “Ratios After” sections found later in this summary report. In general, before ratios show most areas had relatively low assessment levels and high coefficient of variation (COV). High COV indicates less uniformity in assessments. The after revalue ratios indicate assessment levels are closer to 100% of market value and COVs are lower for all areas. All areas now meet IAAO standards of assessment level and uniformity. Therefore, we recommend the proposed 2007 condominium assessed values be posted to the assessment rolls.

SUMMARY ANALYSIS

CHANGE IN ASSESSED VALUE

PHYSICAL INSPECTION

Area Name	2006 Total AV	2007 Total AV	% Change
Capitol Hill	\$1,136,797,900	\$1,366,284,000	20.19%
South King County	\$717,088,600	\$808,919,000	12.81%
South Seattle Area	\$1,047,257,000	\$1,176,006,000	12.29%
*Total	\$2,901,143,500	\$3,351,209,000	15.51%

ANNUAL UPDATE

Area Name	2006 Total AV	2007 Total AV	% Change
Capitol Hill	\$538,930,000	\$603,548,000	11.99%
Downtown Seattle	\$1,675,439,000	\$1,864,619,000	11.29%
I-90 Corridor	\$3,557,641,435	\$4,023,081,000	13.08%
Northeast King County	\$3,572,729,900	\$4,012,246,000	12.30%
Northwest King County	\$2,002,779,400	\$2,197,906,300	9.74%
Queen Anne-Magnolia	\$1,667,295,100	\$1,808,857,000	8.49%
South King County	\$1,847,373,000	\$2,053,154,000	11.14%
Total	\$14,862,187,835	\$16,563,411,300	11.45%

County Total	\$17,778,903,435	\$19,914,620,300	12.01%
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LAND –

Commercial appraisers assigned to geographic neighborhoods determine condominium land values.

RATIO DATA

CHANGE IN ASSESSMENT LEVELS AND UNIFORMITY

Condominium Ratios Before: (2006 Assessments)

<u>AREA DESCRIPTION:</u>										
<u>PHYSICAL INSPECTION</u>	# PARCELS	# SALES	Mean SP	Mean AV	Median RATIO	Mean RATIO	Wtd Mean RATIO	COD	COV	PRD
Capitol Hill	4,170	1,804	\$313,500	\$289,600	95.60%	92.90%	92.40%	9.54%	12.42%	1.005
South King County	5,133	2,186	\$164,300	\$148,200	93.40%	90.70%	90.20%	11.07%	14.06%	1.006
South Seattle Area	3,889	1,462	\$273,500	\$248,600	95.60%	92.20%	90.90%	10.31%	13.26%	1.014
*Total	13,192									
<u>ANNUAL UPDATE</u>										
Capitol Hill	1,643	618	\$312,400	\$284,700	95.70%	93.10%	91.10%	10.39%	13.35%	1.021
Downtown Seattle	4,267	1,970	\$402,900	\$369,800	95.40%	93.10%	91.80%	11.50%	14.48%	1.014
I-90 Corridor	14,768	6,760	\$275,500	\$247,700	94.70%	91.20%	89.90%	11.72%	14.81%	1.015
Northeast King County	15,537	6,557	\$253,300	\$226,100	94.20%	90.70%	89.30%	11.22%	14.40%	1.016
Northwest King County	9,289	3,730	\$236,200	\$218,900	96.10%	93.50%	92.70%	9.19%	11.98%	1.009
Queen Anne-Magnolia	5,445	2,284	\$321,600	\$297,800	95.60%	93.10%	92.60%	10.02%	12.89%	1.005
South King County	11,491	4,816	\$185,200	\$166,400	93.00%	91.00%	89.80%	11.75%	14.40%	1.013
Total	62,440									
Grand Total	75,632									

Condominium Ratios After: (2007 Assessments)

<u>AREA DESCRIPTION:</u>										
<u>PHYSICAL INSPECTION</u>	# PARCELS	# SALES	Mean SP	Mean AV	Median RATIO	Mean RATIO	Wtd Mean RATIO	COD	COV	PRD
Capitol Hill	4,170	1,804	\$313,500	\$316,100	100.90%	102.00%	100.80%	9.94%	12.29%	1.012
South King County	5,133	2,186	\$164,300	\$163,600	100.90%	101.50%	99.60%	10.79%	13.24%	1.019
South Seattle Area	3,889	1,462	\$273,500	\$274,800	101.50%	102.00%	100.50%	9.85%	12.28%	1.016
*Total	13,192									
<u>ANNUAL UPDATE</u>										
Capitol Hill	1,643	618	\$312,400	\$312,900	101.50%	101.50%	100.20%	8.46%	10.90%	1.014
Downtown Seattle	4,267	1,970	\$402,900	\$409,400	103.80%	103.90%	101.60%	11.36%	14.15%	1.023
I-90 Corridor	14,768	6,760	\$275,500	\$275,800	103.40%	102.40%	100.00%	11.97%	14.56%	1.028
Northeast King County	15,537	6,557	\$253,300	\$250,800	101.10%	100.60%	99.00%	11.53%	14.18%	1.016
Northwest King County	9,289	3,730	\$236,200	\$236,300	100.50%	101.00%	100.00%	9.38%	11.58%	1.010
Queen Anne-Magnolia	5,445	2,284	\$321,600	\$324,800	101.30%	101.70%	101.00%	9.67%	12.32%	1.007
South King County	11,491	4,816	\$185,200	\$183,700	101.80%	100.80%	99.20%	11.63%	14.15%	1.017
Total	62,440									
Grand Total	75,632									